

STAT

Sanitized Copy Approved for Release 2010/05/17 : CIA-RDP89-00244R001002480032-7

Page Denied

Sanitized Copy Approved for Release 2010/05/17 : CIA-RDP89-00244R001002480032-7

Andy,
How should we handle
this one?

~~BL~~
~~POW~~
~~center reply sent~~
~~12/12/85 - stating we~~
~~are security + OSHA comp~~
~~it must be moved.~~



12/12

STAT



General National
Services Capital
Administration Region Washington, DC 20407

Date : November 11, 1985

Reply to : Arthur J. Carlucci, GSA Project Manager
Attn of :

Subject: Potential Conflicts/Impact
STAT Winter Construction Activities vis-a-vis Security Coverage

To : Chief
New Building Project Office

Considering that winter will soon be upon us and that for the most part the new building structure is open to the elements, it is obvious that some sort of weather protection and/or temporary heat will be required in the near future.

At this phase of construction concrete placement, sprayed on fire-proofing and (soon) masonry work are the construction activities the most impacted by low temperatures. These activities are most susceptible to freeze damage during the hydration period. The newly placed concrete slab, the newly sprayed on fire-proofing and the newly built masonry wall may require heat to protect the work from freeze damage during the setting period. Temporary closures, blankets and temporary heat are the usual means of providing this protection for the first three to seven days on a 24 hour basis during the period of low and freezing temperatures.

The contract documents recognize the above need and the construction contractor is obligated to provide temporary heat on an as needed basis before and after permanent building enclosure.

See applicable sections of specification section 01500 page 6 & 7

Also see section 01540 page 3

In view of the contractor's need for site access beyond normal working hours (to comply with the contract requirement for protecting work in place during cold weather) and it's obvious impact on the need for security coverage, we respectfully request that you review this matter and advise us as to how we are to proceed.

One obvious option to the Government that would help solve the problem would be to have security provide site security and other monitoring activities on a full time (24 hour) basis.

Sincerely,


Arthur J. Carlucci
Project Manager
Headquarters Expansion Project

P. S. Centex is aware of the contract requirements of lines 236 to 240 (01500) and lines 118 to 120 (01540) and has been made aware of the consequences of failure to meet full security clearance testing.

Attachments: Spec. Sect. 01500 Pages 6 & 7
Spec. Sect. 01540 Page 3

SECTION 01500 PAGE 6
 DATE 10/26/84 TIME 19.106
 TEMPORARY CONSTRUCTION FACILITIES

SH&G 13155 BP-2
 CENTRAL INTELLIGENCE AGENCY
 HEADQUARTERS EXPANSION
 BID PACKAGE 2
 HEADQUARTERS BLDG & VISITORS CENTER

- 4 220) ASSUMES FULL RESPONSIBILITY FOR THE ENTIRE POWER AND LIGHTING
 221) SYSTEMS
- 4 222) PAYS COSTS FOR ANY MAINTENANCE AND RESTORATION OF THE SYSTEMS
 223) REQUIRED.
- 1 224) 10. HEAT AND VENTILATION DURING CONSTRUCTION
- 2 225) REFER TO GSAR 552.236-80--HEAT.
- 2 226) WEATHER PROTECTION AND TEMPORARY HEAT BEFORE ENCLOSING OF BUILDING
- 3 227) THE PHASE "WEATHER PROTECTION" MEANS WEATHER-PROTECTIVE COVERINGS
 228) AND ENCLOSURES.
- 3 229) PROVIDE AND MAINTAIN WEATHER PROTECTION AGAINST DAMAGE FROM FREEZING,
 230) DAMPNESS, AND COLD FOR THE PORTIONS OF THE WORK REQUIRING SUCH
 231) PROTECTION BEFORE ENCLOSING OF THE BUILDING, AND FOR THE PRODUCTS
 232) WHICH ARE STORED ON THE PROJECT SITE UNDER THE CONTRACT; IN ADDITION,
 233) PROVIDE AND MAINTAIN TEMPORARY HEATERS IN WEATHER-PROTECTED SPACES,
 234) INCLUDING FUEL AND THE NECESSARY ATTENDANCE, WHENEVER THE MEAN DAILY
 235) OUTSIDE TEMPERATURE IS LESS THAN 40 DEGREES F.
- 3 236) TEMPORARY HEATERS SHALL BE ATTENDED BY A CONTRACTOR EMPLOYEE AT ALL
 237) TIMES THEY ARE REQUIRED TO BE IN USE OUTSIDE OF THE 0630- TO 1600-HOUR
 238) MONDAY THROUGH FRIDAY TIME FRAME. NOTE FULL SECURITY CLEARANCE
 239) REQUIRED FOR SUCH PERSONNEL: REFER TO SECTION 01540, "CONSTRUCTION
 240) SECURITY".
- 3 241) HEATERS SHALL BE PORTABLE, UL-APPROVED, DIRECT OIL-FIRED OR GAS-FIRED,
 242) SPACE TYPE HEATERS, EQUIPPED WITH VENT PIPES EXTENDING TO THE OUTSIDE
 243) OF THE ENCLOSED AREA, AND CAPABLE OF PROVIDING SUFFICIENT HEAT OUTPUT
 244) TO MAINTAIN THE SPECIFIED MINIMUM TEMPERATURE IN THE ENCLOSED SPACE.
- 3 245) OPEN FIRES AND SALAMANDERS WILL NOT BE PERMITTED.
- 3 246) HEATERS SHALL BE SHIELDED AND ADJACENT WORK PROTECTED AGAINST
 247) EXCESSIVE HEAT. AREAS AROUND HEATERS SHALL BE KEPT IN A CLEAN AND SAFE
 248) CONDITION.
- 3 249) WORK DAMAGED BY FAILURE TO PROVIDE THE PROPER WEATHER PROTECTION AND
 250) TEMPORARY HEAT SHALL BE REMOVED, AT THE DIRECTION OF THE CONTRACTING
 251) OFFICER AND REPLACED WITH THE NEW WORK, AT NO ADDITIONAL COST TO THE
 252) GOVERNMENT.
- 2 253) TEMPORARY ENCLOSURES
- 3 254) PROVIDE AND MAINTAIN TEMPORARY, WEATHER-TIGHT ENCLOSURES AT ALL
 255) EXTERIOR OPENINGS REMAINING WHEN EXTERIOR WALLS ARE REASONABLY
 256) COMPLETE, AS NECESSARY TO PROTECT THE INTERIOR OF THE NEW CONSTRUCTION
 257) FROM THE WEATHER, AND TO FACILITATE THE PROVIDING OF TEMPORARY HEAT
 258) AFTER ENCLOSING THE BUILDING, TO PREVENT ENTRANCE OF UNAUTHORIZED
 259) PERSONS, AND TO PERMIT CONTINUATION OF INTERIOR WORK.
- 2 260) TEMPORARY HEAT AND VENTILATION AFTER ENCLOSING OF BUILDING
- 3 261) THE PHRASE "ENCLOSING OF BUILDING" SHALL MEAN WHEN THE BUILDING OR
 262) ANY PORTION THEREOF, HAS REACHED THE CONSTRUCTION STAGE WHEN ALL
 263) EXTERIOR WALLS HAVE BEEN ERECTED, ROOF HAS BEEN SUBSTANTIALLY
 264) COMPLETED, AND ALL EXTERIOR OPENINGS HAVE BEEN CLOSED, EITHER BY THE
 265) PERMANENT GLAZED WINDOWS, PERMANENT DOORS OR OTHER SUCH CONSTRUCTION,
 266) OR BY TEMPORARY ENCLOSURES WHICH WILL PROVIDE A REASONABLE HEAT
 267) RETENTION.

SH&G 13155 BP-1
CENTRAL INTELLIGENCE AGENCY
HEADQUARTERS EXPANSION
BID PACKAGE 2
HEADQUARTERS BLDG & VISITORS CENTER

CTION 01500 PAGE 7
DATE 10/26/84 TIME 19.106
TEMPORARY CONSTRUCTION FACILITIES

- 3 268) THE PHRASE "TEMPORARY HEAT AND VENTILATION AFTER ENCLOSING OF
269) BUILDING" SHALL MEAN ALL HEATING AND VENTILATION REQUIRED IN THE NEW
270) BUILDING, OR PORTION THEREOF, AFTER IT HAS BEEN ENCLOSED AND THE
271) PERMANENT HEATING AND VENTILATING SYSTEM OR A TEMPORARY SYSTEM SERVING
272) THE ENCLOSED NEW BUILDING SPACE OR SPACES, HAS BEEN APPROVED BY THE
273) CONTRACTING OFFICER AS READY TO BE USED FOR TEMPORARY HEAT AND
274) VENTILATION.
- 3 275) THE PHRASE "CONTINUOUSLY MAINTAINED" SHALL MEAN NORMAL AND EMERGENCY
276) SERVICES, 7 DAYS A WEEK, 24 HOURS A DAY, WHENEVER REQUIRED TO MAINTAIN
277) TEMPORARY HEAT OR VENTILATION OR BOTH, AFTER ENCLOSING BUILDING.
- 3 278) BE RESPONSIBLE FOR AND PROVIDE TEMPORARY HEAT AND VENTILATION,
279) INCLUDING THE COST OF ALL ENERGY IN CONNECTION THEREWITH, AFTER
280) ENCLOSING OF BUILDING, OR PORTION THEREOF, AS REQUIRED TO PROVIDE
281) SUITABLE WORKING CONDITIONS AND TO PROPERLY PROTECT ALL INTERIOR PARTS
282) AGAINST DAMAGE BY DAMPNES, FREEZING OR SIMILAR CAUSE, AT THE
283) TEMPERATURES SPECIFIED BELOW:
- 4 284) PORTIONS OF THE BUILDING WHICH ARE NOT READY FOR THE INSTALLATION
285) OF THE INTERIOR FINISHED PRODUCTS SPECIFIED BELOW SHALL BE
286) CONTINUOUSLY MAINTAINED AT NOT LESS THAN 50 DEGREES F.
- 4 287) PORTIONS OF THE BUILDING WHICH ARE READY FOR THE INSTALLATION OF
288) INTERIOR FINISHES THAT REQUIRE A TEMPERATURE ABOVE 50 DEGREES F.
289) BEFORE, DURING AND FOR A PERIOD OF TIME AFTER INSTALLATION (SUCH AS
290) GYPSUM WALLBOARD, CERAMIC TILE, AND RESILIENT FLOORING) SHALL BE
291) CONTINUOUSLY MAINTAINED AT THE TEMPERATURE AND FOR THE PERIOD OF
292) TIME SPECIFIED IN THE APPLICABLE SECTIONS OF THE SPECIFICATIONS.
- 4 293) PORTIONS OF THE BUILDING WHICH ARE READY FOR THE INSTALLATION OF
294) PRODUCTS AND INTERIOR FINISHES WHICH ARE AFFECTED BY UNSTABLE
295) HUMIDITY AND TEMPERATURE CONDITIONS, (SUCH AS WOODWORK AND
296) ACOUSTICAL TREATMENT) SHALL BE CONTINUOUSLY MAINTAINED AT A
297) TEMPERATURE OF NOT LESS THAN 65 DEGREES F. FOR A PERIOD COMMENCING
298) NOT LESS THAN 10 DAYS PRIOR TO THE START OF INSTALLATION OF SAID
299) PRODUCTS AND INTERIOR FINISHES, AND TERMINATING AT THE GOVERNMENT'S
300) FINAL ACCEPTANCE OR OCCUPACY, WHICHEVER OCCURS FIRST.
- 2 301) USE OF THE PERMANENT HEATING SYSTEM FOR TEMPORARY HEAT AND VENTILATION.
- 3 302) SUBJECT TO AVAILABILITY OF STEAM AND CHILLED WATER, THE PERMANENT
303) HEATING SYSTEM MAY BE USED FOR TEMPORARY HEAT AND VENTILATION IF THE
304) FOLLOWING REQUIREMENTS ARE MET. IF AT ANY TIME STEAM OR CHILLED WATER
305) IS NOT AVAILABLE, THE SITUATION SHALL NOT RELIEVE THE CONTRACTOR OF
306) HIS RESPONSIBILITY TO PROPERLY HEAT AND COOL THE BUILDING.
- 3 307) PRIOR TO PLACING THE PERMANENT HEATING SYSTEM, OR ANY PORTION THEREOF,
308) IN OPERATION FOR TEMPORARY HEAT, SUBMIT TO THE CONTRACTING OFFICER FOR
309) APPROVAL, A DETAILED OUTLINE OF THE PROPOSED METHODS OF TESTING,
310) CLEANING, ADJUSTING AND FLUSHING, INCLUDING PRECAUTIONS TO BE TAKEN TO
311) PREVENT UNUSUAL WEAR OR DAMAGE TO THE PERMANENT HEATING SYSTEM DURING
312) ITS USE FOR TEMPORARY HEAT AND VENTILATION.
- 3 313) PERMANENT HEATING SYSTEMS AND EQUIPMENT SHALL NOT BE PUT INTO
314) OPERATION FOR TEMPORARY HEATING UNTIL THE SYSTEMS' COMPONENTS AND
315) EQUIPMENT HAVE BEEN TESTED AND CLEANED IN COMPLIANCE WITH THE APPROVED
316) PLAN. IN ADDITION:
- 4 317) NO PERMANENT FAN SYSTEM SHALL BE STARTED OR DUCTS USED UNLESS
318) PROPER AND ADEQUATE TEMPORARY AIR FILTERS ARE INSTALLED AND THE
319) CONTRACTING OFFICER HAS CHECKED AND APPROVED THE INSTALLATION.
320) PERMANENT AIR FILTERS SHALL NOT BE USED FOR ANY TEMPORARY HEATING.
- 321) THE TEMPORARY AIR FILTERS SHALL BE REPLACED WHEN THE PRESSURE DROP
322) ACROSS THE FILTER BANK EXCEEDS THE MANUFACTURER'S RECOMMENDED
323) MAXIMUM.

SH&G 13155 BP-2
CENTRAL INTELLIGENCE AGENCY
HEADQUARTERS EXPANSION
BID PACKAGE 2
HEADQUARTERS BLDG & VISITORS CENTER

SECTION 01540 PAGE 3
DATE 10/26/84 TIME 19.106
CONSTRUCTION SECURITY

- 3 85) ALL MATERIAL DELIVERIES TO THE SITE BY NONCONTRACTOR VEHICLES WILL
86) REQUIRE A BILL OF LADING BEFORE BEING GIVEN SITE ACCESS.
- 3 87) CONTRACTOR ACCESS WILL BE RESTRICTED TO THE CONSTRUCTION SITE ONLY.
88) REQUEST FOR CONTRACTOR PERSONNEL ACCESS OUTSIDE THE SITE SHALL BE
89) SUBMITTED IN WRITING TO THE CONTRACTING OFFICER AND RECEIVE PRIOR
90) APPROVAL. REFER TO ARTICLE "CONTRACTOR USE OF PREMISES", IN SECTION
91) 01010, "SUMMARY OF WORK".
- 2 92) PERSONAL VEHICLES
- 3 93) PERSONAL VEHICLES BELONGING TO CONSTRUCTION PERSONNEL WILL BE REQUIRED
94) TO PARK WITHIN A SITE-SECURITY-IDENTIFIED FENCED AREA ADJACENT TO THE
95) CONSTRUCTION SITE.
- 3 96) THE AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. ONLY THOSE
97) CONTRACTOR-OWNED VEHICLES IDENTIFIED BY THE CONTRACTOR TO THE
98) CONTRACTING OFFICER IN WRITING WILL BE ALLOWED ACCESS TO THE SITE.
99) REFER TO SECTION 01500, "TEMPORARY CONSTRUCTION FACILITIES".
- 3 100) THE CONSTRUCTION SITE SPEED LIMIT WILL BE 15 MPH FOR ALL VEHICLES.
- 3 101) THE CONSTRUCTION OR REMOVAL OF ANY TEMPORARY PARTITION OR CONNECTION
102) TO EXISTING STRUCTURES OCCUPIED BY THE GOVERNMENT SHALL BE SUBMITTED
103) IN WRITING TO THE CONTRACTING OFFICER AND RECEIVE PRIOR APPROVAL.
104) REFER TO ARTICLE "CUTTING AND PATCHING", IN SECTION 01040,
105) "COORDINATION".
- 2 106) PROHIBITED ITEMS
- 3 107) THE FOLLOWING ARE PROHIBITED ON THE JOB SITE: ALCOHOL, EXPLOSIVES,
108) NONPRESCRIPTION DRUGS, WEAPONS, GAMBLING, AND CAMERAS.
- 109) CONDUCT AND DRESS
- 3 110) AN ACCEPTABLE STANDARD OF CONDUCT AND DRESS SHALL PREVAIL.
- 3 111) SHIRTS SHALL BE WORN AT ALL TIMES.
- 2 112) PROTECTION OF TOOLS AND EQUIPMENT
- 3 113) CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF HIS TOOLS AND EQUIPMENT
114) AND FOR PRODUCTS INTENDED FOR USE IN CONSTRUCTION OF THE PROJECT.
115) SPECIFIED SECURITY REQUIREMENTS NOTWITHSTANDING, THE GOVERNMENT WILL
116) BEAR NO RESPONSIBILITY FOR PROTECTION OF CONTRACTOR'S TOOLS AND
117) EQUIPMENT AND THE CONSTRUCTION PRODUCTS.
- 3 118) SHOULD CONTRACTOR DESIRE TO PROVIDE PERSONNEL FOR AFTER-HOURS GUARD
119) DUTY, SUCH PERSONNEL WILL REQUIRE FULL SECURITY CLEARANCE - A
120) FOUR-TO-SIX-MONTH-LONG PROCEDURE.
- 2 121) COMMUNICATION DEVICES
- 3 122) TYPES AND RADIO FREQUENCIES OF THE COMMUNICATION DEVICES THE
123) CONTRACTOR INTENDS TO USE SHALL RECEIVE GOVERNMENT APPROVAL BEFORE THE
124) DEVICES ARE USED.
- 1 125) 5. TEMPORARY CONSTRUCTION SECURITY LIGHTING
- 2 126) MINIMUM LEVELS
- 3 127) CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL LIGHTING FOR SECURITY AT
128) THE FOLLOWING LEVELS:
- 129) A MINIMUM OF TWO FOOT-CANDLES THROUGHOUT THE SITE AND WITHIN
130) STRUCTURES.